







We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric and water connected. Air source heat pump. Private drainage-Septic Tank. We have not checked or tested any of the services or appliances at the property. TAX: Band 'F'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/0725/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



01269 596659 www.westwalesproperties.co.uk











Thorn Villa Thornhill Road, Cross Hands, Carmarthenshire, SA14 6SE

- Traditionally Built Detached Bungalow
- Modern Open Plan Kitchen
- Detailed Planning Approved for Extension
- Open Country Views
- EPC RATING F. COUNCIL TAX BAND C.
- Two Bedrooms
- Air Source Heat Pump & Private Drainage-Septic Tank
- Large Detached Workshop/Garage
- Easy Access to A48/M4 Corridor



£260,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



Page 4 Pr





















Thorn Villa is a charming, traditionally built detached bungalow that beautifully combines modern contemporary design with character features and sits on a plot which measures 0.21 of an acre. Located to the west of the market town of Ammanford, it provides easy access to the A48/M4 corridor while enjoying a rural setting with open country views at the rear. The property also comes with detailed planning permission for an extension, should you wish to expand. Additionally, it offers generous off-road parking along with a spacious detached workshop/garage. EPC RATING F. COUNCIL TAX BAND C.

The accommodation comprises a vestibule, a hallway, a lounge, two bedrooms, a family bathroom, a kitchen that opens onto a conservatory, a utility room, and a pantry. Externally, there is a wrap-around garden with a driveway leading to the detached garage/workshop.

Cross Hands is a convenient location with easy access to the M4 motorway and link roads via the dual carriageway, with a connection at Cross Hands. Cross Hands Public Hall is one of only three of its kind in Wales. The Public Hall was erected in 1920 and designed by an unknown Italian designer in the classic Art Deco Style. Fully restored, the Public Hall features a fully functioning stage and cinema screen, and is protected as a Grade II listed building.

..AGENTS VIEWING NOTES

PANTRY

VESTIBULE

GARAGE

HALLWAY

BEDROOM 1

BEDROOM 2

LOUNGE

KITCHEN/BREAKFAST ROOM

CONSERVATORY

UTILITY ROOM



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.